

STATE OF GEORGIA

CITY OF STOCKBRIDGE

ORDINANCE NO. OR19-480

AN ORDINANCE AMENDING THE IMPACT FEE ORDINANCE OF THE CITY OF STOCKBRIDGE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Stockbridge is the Mayor and Council thereof;

WHEREAS, in 1993 the City adopted an Impact Fee Ordinance in accordance with the Georgia Development Impact Fee Act;

WHEREAS, since then the City has regularly updated its Comprehensive Plan, Short-Term Work Program and Capital Improvements Element in accordance with applicable law and the regulations of the Georgia Department of Community Affairs;

WHEREAS, in February 11, 2019, the most recent update of the Short-Term Work Program and Capital Improvements Element was approved by the City;

WHEREAS, the City Council desires to amend its Impact Fee Ordinance to update its provisions; and

WHEREAS, the health, safety, and welfare of the citizens of Stockbridge, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW THEREFORE, THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

Section 1. Title 8 – Planning and Development of the Stockbridge Municipal Code is hereby amended by adding the sections attached hereto as Exhibit A.

Section 2. Section 6.04.055 of the Stockbridge Municipal Code is hereby amended to read as follows:

“6.04.055 – Reserved.”

Section 3. Section 6.08.030 of the Stockbridge Municipal Code is hereby amended to read as follows:

“6.08.030 - Initial water service—Charges.

Each customer subscribing for the use of the water service of the city shall pay a nonrefundable connection fee which shall consist of the total of a water system impact fee set forth in Chapter 8.25 of the Stockbridge Municipal Code plus the cost to the city of installing the water meter. The cost of meter installation shall be the actual cost of installation to the city, including all direct and indirect costs of materials, labor and equipment, as determined by the city manager from time to time.”

Section 4. Section 6.12.090 of the Stockbridge Municipal Code is hereby amended to read as follows:

“6.12.090 - Connection fees and expenses.

A. All cost and expense incident to the connection of the building sewer from the owner's building to the city property line shall be borne by the owner. The owner shall indemnify the city from any loss or damage that may be directly occasioned by the connection of the building sewer. Any connection from the city property line into the public sewer shall be made by the city, for which the owner shall pay the city a tap-on fee determined as follows:

B. The sewer connection fee shall consist of a tap-on fee and the impact fee provided for in Chapter 8.25 of the Stockbridge Municipal Code. The new sewer connection fees shall be established by the Mayor and Council by resolution from time to time. The sewer tap-on fee may be adjusted by the city manager if the existing tap-on fee does not cover all costs of the sewer tap-on. Costs shall include but are not limited to labor, materials, equipment, and acquisition of any property rights that are required to be obtained in order to provide service to a customer.

All sewer connection fees paid to the city shall be nonrefundable.”

Section 5. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 6. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

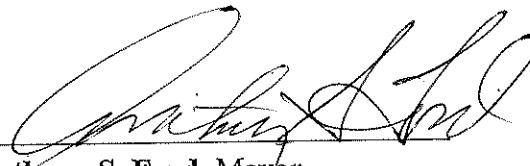
Section 7. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 8. Penalties in effect for violations of the City of Stockbridge at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

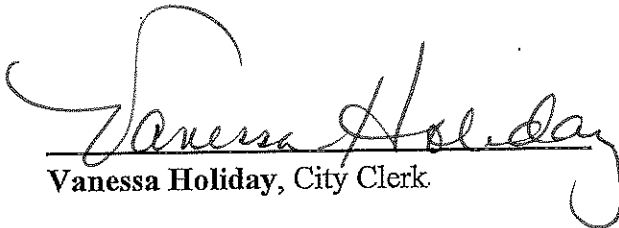
Section 9. The effective date of this Ordinance shall be its date of enactment.

ORDAINED this 11th day of March, 2019.

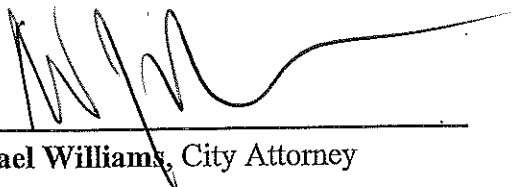
CITY OF STOCKBRIDGE, GEORGIA


Anthony S. Ford, Mayor

ATTEST:


Vanessa Holiday, City Clerk

APPROVED AS TO FORM:


Michael Williams, City Attorney

Date Presented to Mayor: 3/14/2019

Date Received from Mayor: 3/14/2019

EXHIBIT A

Chapter 8.25 - IMPACT FEES

Sec. 8.25.010 - Short title, authority, and applicability.

- (a) *Short title.* This chapter shall be known and may be cited as the "Development Impact Fee Ordinance of Stockbridge, Georgia," or the "Impact Fee Ordinance."
- (b) *Authority.* This chapter has been prepared and adopted by the City Council of Stockbridge, Georgia, in accordance with the authority provided by Article 9, Section 2, Paragraph 3 of the Constitution of the State of Georgia, the Georgia Development Impact Fee Act (O.C.G.A. § 36-71-1 et seq. as amended), and such other laws as may apply to the provision of public facilities and the power to charge fees for such facilities.
- (c) *Applicability.*
 - (1) The provisions of this chapter shall not be construed to limit the power of Stockbridge, Georgia, to use any other legal methods or powers otherwise available for accomplishing the purposes set forth herein, either in substitution of or in conjunction with this chapter.
 - (2) This chapter shall apply to all areas under the regulatory control and authority of Stockbridge, Georgia, and such other areas as may be included by intergovernmental agreement.

Sec. 8.25.020 - Findings, purpose, and intent.

- (a) *Findings.* The City Council of Stockbridge, Georgia, finds and declares:
 - (1) That an equitable program for planning and financing public facilities to serve new growth and development is necessary in order to promote and accommodate orderly growth and development and to protect the public health, safety, and general welfare of the citizens of Stockbridge; and
 - (2) That certain public facilities as herein defined have been and must be further expanded if new growth and development is to be accommodated at the same level of service available to existing development; and
 - (3) That it is fair and equitable that new growth and development shall bear a proportionate share of the cost of such public facilities necessary to serve new growth and development.
- (b) *Purpose.*
 - (1) The purpose of this chapter is to impose impact fees, as hereinafter set forth, for certain public facilities, as hereinafter defined.
 - (2) It is also the purpose of this chapter to ensure that adequate public facilities are available to serve new growth and development in Stockbridge and to provide that new growth and development bears a proportionate share of the cost of new public facilities needed to serve them.
- (c) *Intent.* This chapter is intended to implement and be consistent with the City's Comprehensive Plan, as it has been adopted or may be amended in accord with the Georgia Comprehensive Planning Act (O.C.G.A. § 50-8-1 et seq.); and the applicable Development

Impact Fee Compliance Requirements, as adopted by the Georgia Board of Community Affairs and amended from time to time.

Sec. 8.25.030 - Rules of construction and definitions.

The provisions of this chapter shall be construed so as to effectively carry out its purpose in the interest of the public health, safety, and general welfare of the citizens of Stockbridge, Georgia.

- (1) *Rules of construction.* Unless otherwise stated in this chapter, the following rules of construction shall apply to the text of this chapter:
 - a. In the case of a conflict between words or phrases as used in this chapter and as used in other codes, regulations or laws of the city, such difference shall not affect the meaning or implication of such words or phrases as used in this chapter.
 - b. In the case of a conflict between the text of this chapter and any caption, illustration, summary table or illustrative table, the text shall control.
 - c. The word "shall" is always mandatory and not discretionary; the word "may" is permissive.
 - d. Words used in the present tense shall include the future and words used in the singular number shall include the plural and the plural the singular, unless the context clearly indicates the contrary.
 - e. The word "person" includes an individual, a corporation, a partnership, an incorporated association, or any other legal or similar entity.
 - f. The conjunction "and" indicates that all the connected terms, conditions, provisions, or events shall apply.
 - g. The conjunctions "or" and "and/or" indicate that the connected items, conditions, provisions, or events may apply singly or in any combination.
 - h. The use of "either ... or" indicates that the connected items, conditions, provisions, or events shall apply singly and not in combination.
 - i. The word "includes" or "including" and the phrase "such as" shall not limit a term to the specific example or examples given but are intended to extend its meaning to all other instances or circumstances of like kind or character.
 - j. The article, section, and paragraph headings and enumerations used in this chapter are included solely for convenience and shall not affect the interpretation of this chapter.
- (2) *Definitions.* As used in this chapter, the following terms shall have the meaning set forth below.

Administrator means the director of community development of Stockbridge, Georgia, or the director's designee, who is hereby charged with implementation and enforcement of this chapter.

Building permit means the document issued by the city authorizing the construction, repair, alteration of or addition to a structure, or authorizing the

installation of a mobile home or recreational vehicle. For the purposes of this article, a building permit also means a change of use permit.

Capital improvement means an improvement with a useful life of ten years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital improvements element means that portion of the Stockbridge comprehensive land use plan that sets out projected needs for system improvements during the planning horizon established therein, which provides a schedule that will meet the anticipated need for system improvements, and which provides a description of anticipated funding sources for each required improvement, as most recently adopted or amended by the city council.

City means the City of Stockbridge, Georgia, a municipal corporation of the state of Georgia.

City council means the City Council of Stockbridge, Georgia.

Commencement of construction, for private development, means initiation of physical construction activities as authorized by a development or building permit and leading to completion of a foundation inspection or other initial inspection and approval by a public official charged with such duties; and for public projects, means expenditure or encumbrance of any funds, whether they be development impact fee funds or not, for a public facilities project, or advertising of bids to undertake a public facilities project.

Comprehensive plan means the Stockbridge plan or planning elements as adopted or amended in accord with O.C.G.A. § 50-8-1 et seq. and the applicable Minimum Standards and Procedures for Local Comprehensive Planning as adopted by the Georgia Board of Community Affairs.

Day means a calendar day, unless otherwise specifically identified as a "work" day or other designation when used in the text.

Developer means any person or legal entity undertaking development.

Development means any action which creates demand on or need for public facilities, as defined herein, and includes any construction or expansion of a building, structure, or use; any change in use of land, a building, or structure; or the connection of any building or structure to a public utility.

Development approval means written authorization, such as issuance of a building permit, land disturbance permit or other approval for grading or site development, or other forms of official action required by local law or regulation prior to commencement of construction.

Development impact fee means the payment of money imposed upon and paid by new development as a condition of development approval as its proportionate share of the cost of system improvements needed to serve it.

Development impact fee assessment means the determination of the amount of an impact fee due for issuance of a particular building permit.

Development impact fee collection means the receipt by the city of the amount due for an impact fee assessed for a particular building permit.

Dwelling unit means one or more rooms constructed with cooking, sleeping and sanitary facilities designed for and limited to use as living quarters for one family. A dwelling unit may be a single-family detached home, an apartment or condominium in a multi-family structure, or a manufactured home.

Encumber means to legally obligate by contract or otherwise commit to use by appropriation or other official act of the city council.

Excess capacity means that portion of the capacity of a public facility or system of public facilities which is beyond that necessary to provide adequate service to existing development at the adopted level-of-service standard.

Family means one or more persons related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, or up to four unrelated persons, occupying a dwelling unit and living as a single housekeeping unit. The term "family" does not include persons occupying a rooming house, boarding house, lodging house, or a hotel.

Fee assessment: see "Development impact fee; assessment".

Fee collection: see "Development impact fee; collection".

Fee payor means that person or entity who pays a development impact fee, or his or her legal successor in interest when the right or entitlement to any refund of previously paid development impact fees that are required by this chapter has been expressly transferred or assigned to the successor in interest.

Floor area means the total number of square feet of heated floor space within the exterior walls of a building. Also referred to as the "gross floor area".

Individual assessment determination means a finding by the administrator that an individual assessment study does or does not meet the requirements for such a study as established by this chapter or, if the requirements are met, the fee calculated therefrom.

Individual assessment study means the engineering, financial, or economic documentation prepared by a fee payor or applicant to allow individual determination of a development impact fee other than by use of the applicable fee schedule.

Level of service means a measure of the relationship between service capacity and service demand for specified public facilities as established by the city in terms of demand to capacity ratios or the comfort and convenience of use or service of such public facilities or both.

Present value means the current value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction, or money, as calculated using methods of financial analysis acceptable to the administrator for determination of "net present value."

Project means a single improvement or set of interrelated improvements undertaken together within a finite time period at a specific location. With regard to land development, a project may be identified as those construction activities authorized

collectively by a building permit or other development approval, or for an interrelated collection of buildings and common public facilities such as a residential subdivision or an office park.

Project improvements means site specific improvements or facilities that are planned, designed, or built to provide service for a specific development project and that are necessary for the use and convenience of the occupants or users of that project only, and that are not "system" improvements. The character of the improvement shall control a determination of whether an improvement is a "project" improvement or a "system" improvement, and the physical location of the improvement on-site or off-site shall not be considered determinative of whether an improvement is a "project" improvement or a "system" improvement. A project improvement may provide no more than incidental service or facility capacity to persons other than users or occupants of the particular project they serve. No improvement or facility included in a plan for public facilities and approved for public funding by the city shall be considered a project improvement.

Property owner means that person or entity that holds legal title to property.

Proportionate share means that portion of the cost of system improvements that is reasonably and fairly related to the service demands and needs of a project.

Public facilities means: (a) parks, open space, and recreation areas and related facilities; and (b) public safety facilities, including police, fire and emergency medical and communications facilities; and (c) roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any other components of local, state or federal streets or highways.

Service area means a geographically defined area as designated in the capital improvements element of the comprehensive plan in which a defined set of public facilities provide or are proposed to provide service to existing or future development.

System improvement costs means costs incurred to provide public facilities capacity to serve new growth and development, including the costs of planning, design, engineering, construction, land acquisition, and land improvement for the construction or reconstruction of facility improvements or expansions. System improvement costs include the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvements element, and administrative costs of up to three percent of the total of all other system improvement costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued to finance system improvements, but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements means capital improvements that are public facilities designed to provide service to more than one project or to the community at large, in contrast to "project" improvements.

Unit of development means the standard incremental measure of land development activity for a specific type of land use upon which the rate of demand for public service and facilities is based, such as a dwelling unit, square foot of floor area, motel room, etc.

Unused or excess impact fee means any individual impact fee payment from which no amount of money or only a portion thereof has been encumbered or expended according to the requirements of this chapter.

Sec. 8.25.040 - Imposition of development impact fees.

Any person who after the effective date of this chapter engages in development shall pay a development impact fee in the manner and amount set forth in this chapter.

(1) *Construction not subject to impact fees.*

- a. The following projects and construction activities do not constitute "development" as defined in this chapter, and are therefore not subject to the imposition of impact fees:
 1. Rebuilding no more than the same number of units of development (as defined in this chapter) that were removed by demolition, or destroyed by fire or other catastrophe, on the same lot or property.
 2. Remodeling or repairing a structure that does not result in an increase in the number of units of development.
 3. Replacing a residential housing unit with another housing unit on the same lot or property.
 4. Placing or replacing a manufactured home in a manufactured home park on a prepared manufactured home pad in existence and operation prior to the effective date of this chapter.
 5. Placing a temporary construction or sales office on a lot during the period of construction or build-out of a development project.
 6. Constructing an addition to or expansion of a residential dwelling unit that may increase the floor area or number of rooms but does not increase the number of housing units.
 7. Adding uses that are typically accessory to residential uses and intended for the personal use of the residents, such as a deck or patio, detached garage or utility shed, satellite antenna, pet enclosure, or private recreational facilities such as a swimming pool or tennis court.
- b. A person claiming to be not subject to impact fees under subsection (1)a. of this section, above, shall submit to the administrator information and documentation sufficient to permit the administrator to determine whether such claim is correct.

(2) *Grandfathered projects.*

- a. Notwithstanding any other provision of this chapter, that portion of a project for which a valid building permit has been issued prior to the effective date of this

chapter shall not be subject to development impact fees so long as the permit remains valid and construction is commenced and is pursued according to the terms of the permit.

- b. Any building for which a valid and complete application for a building permit has been received prior to the effective date of this chapter may proceed without payment of fees otherwise imposed by this chapter, provided that:
 - 1. All fees and development exactions in effect prior to the effective date of this chapter shall be or have been paid in full; and
 - 2. Said construction shall be commenced, pursued and completed within the time established by the building permit, or within 180 days, whichever is later.

(3) *Method of calculation.*

- a. Any development impact fee imposed pursuant to this chapter shall not exceed a project's proportionate share of the cost of system improvements, and shall be calculated on the basis of levels of service for public facilities that are the same for existing development as for new growth and development.
- b. Notwithstanding anything to the contrary in this chapter, the calculation of impact fees shall be net of credits for the present value of ad valorem taxes or other revenues as established in the capital improvements element, and which:
 - 1. Are reasonably expected to be generated by new growth and development; and
 - 2. Are reasonably expected on the basis of historical funding patterns to be made available to pay for system improvements of the same category for which an impact fee is imposed.
- c. The method of calculating impact fees for public facilities under this chapter shall be maintained for public inspection as a part of the official records of the city, and may be amended from time to time by official act.
- d. In addition to the cost of new or expanded system improvements needed to be built to serve new development, the cost basis of a development impact fee may also include the proportionate cost of existing system improvements to the extent that such public facilities have excess service capacity and new development will be served by such facilities, as established in the capital improvements element.
- e. Development impact fees shall be based on actual system improvement costs or reasonable estimates of such costs, as set forth in the capital improvements element.

- (4) *Service areas.* The city limits of the City of Stockbridge, Georgia, constitute a single service area for all public facilities subject to impact fees under this chapter.

Sec. 8.25.050 - Fee assessment and payment.

(a) *Fee schedule.*

- (1) Payment of a development impact fee pursuant to the fee schedule adopted by resolution of the City Council, shall constitute full and complete payment of the

project's proportionate share of system improvements as individually levied by the city, and shall be deemed to be in compliance with the requirements of this chapter.

- (2) When a land development activity for which an application for a building permit has been made includes two or more buildings, structures or other land uses in any combination, including two or more uses within a building or structure other than a shopping center, the total development impact fee shall be the sum of the fees for each and every building, structure, or use, including each and every use within a building or structure. Shopping centers shall be assessed a single impact fee, in accordance with attachment A, as a single use without regard to its individual tenants.
 - (3) In the event that an applicant contends that the land use category of the proposed development is not shown on the fee schedule or fits within a different category, then:
 - a. The administrator in his or her reasonable discretion shall make a determination as to the appropriate land use category and the appropriate development impact fee.
 - b. In making such determination, the administrator may require such additional information from the applicant as necessary to form a logical fee determination relative to the land use categories shown on the adopted fee schedule.
 - c. If the land use of the proposed development is not similar to a land use category shown on the adopted fee schedule, then an appropriate fee may be determined by the administrator as an individual assessment in accordance with the individual assessment determinations section of this chapter.
 - d. Appeals from the decision of the administrator shall be made to the city council in accordance with the administrative appeals section of this chapter.
- (b) *Timing of assessment and payment.*
- (1) Development impact fees shall be assessed at the time of application for a building permit.
 - (2) All development impact fees shall be collected no earlier than at the time of issuance of a building permit, and no later than as a prerequisite to issuance of an interior finishes permit or a certificate of occupancy for the building or building shell.
 - (3) For projects not involving issuance of a building permit, all development impact fees shall be collected at the time of approval of the development permit or such other authorization to commence construction or to commence use of a property, whichever is earliest.
 - (4) If the final use of a building cannot be determined at the time of the initial building permit, the administrator shall have the authority to assess a development impact fee based on the most likely use of the building, and shall adjust the fee in accordance with the following:
 - a. Prior to the completion of the project, and as a condition to the issuance of an interior finishes permit or a certificate of occupancy, as applicable, the developer shall recertify in writing to the administrator the actual land use or uses of the project, and shall present an architect's certificate of the actual gross square footage of floor area attributable to each use.

- b. In the event that the actual land use or uses and/or the actual gross square footage applicable to the actual land use or uses differs from that originally certified, and in the event that the impact fee applicable to the actual land use or uses and/or gross square footage exceeds the impact fee previously paid, the developer shall be required to pay the amount of the excess as a condition to the issuance of an interior finishes permit or a certificate of occupancy.
 - c. The amount of the excess shall be based upon the impact fee schedule in effect on the date the interior finishes permit or the certificate of occupancy is issued.
 - d. If the actual gross square footage constructed after the issuance of the building permit is less than the amount originally certified, the developer shall be entitled to a refund of the excess portion of the fee in accordance with this chapter.
- (5) Notwithstanding any other provision of this chapter to the contrary, any future change in demand for public facilities in excess of the average demand anticipated at the time of issuance of the original building permit shall result in the assessment of such additional fee as would otherwise have been due. Future changes in demand may result from a change in the land use category of the occupant of the building or property, the expansion of a building or use on a property that results in an increase in the units of development (as defined herein), or the subsequent discovery of facts unknown or misrepresented at the time of issuance of the original building permit.
- (c) *Individual assessment determinations.* An individual assessment of development impact fees for a particular property or proposed use may be established as follows:
- (1) At their option, an applicant for development approval may petition the administrator for an individual assessment determination of development impact fees due for their project in lieu of the fee established on the fee schedule attached hereto and incorporated herein as attachment A.
 - (2) In the event that an applicant elects an individual assessment, the applicant shall submit an individual assessment study. The individual assessment study shall:
 - a. Be based on relevant and credible information from an accepted standard source of engineering or planning data; or
 - b. Be based on actual, relevant, and credible studies or surveys of facility demand conducted in the city or its region, carried out by qualified engineers or planners pursuant to accepted methodology.
 - (3) The applicant shall provide any other written specifications as may be reasonably required by the administrator to substantiate the individual assessment determination.
 - (4) The administrator in his or her reasonable discretion shall determine whether the content of an individual assessment study satisfies the requirements of this chapter. A negative determination by the administrator may be appealed to the city council in accordance with the administrative appeals section of this chapter.
 - (5) Any fee approved as an individual assessment determination shall have standing for 180 days following the date of approval. Payment of such an approved individual assessment determination shall constitute full and complete payment of the project's

proportionate share of system improvements as individually levied by the city, and shall be deemed to be in compliance with the requirements of this chapter.

- (d) *Fee certification.* Upon application to the administrator, a property owner or developer may receive a certification of the development impact fee schedule attached hereto and incorporated herein as attachment A or a certified fee for a particular project, as applicable.
- (1) The administrator shall provide an applicant with a written certification of the impact fee schedule within five working days after the administrator's receipt of a completed application. The fee schedule certified by the administrator shall establish the impact fee schedule for the proposed development activity for a period of 180 days from the date of certification.
 - (2) The administrator shall provide the applicant with a written certification of an individual fee determination within 30 days after receipt of a completed application. The individual fee determination certified by the administrator shall establish the total impact fee for the proposed development activity for the 180-day period immediately following the date of such certification.
 - (3) Notwithstanding the issuance of any certification of an individual fee determination, any additions to the proposed development activity different from the development activity identified in the original application shall negate any such certification.

Sec. 8.25.060 - Exemptions.

- (a) *Exemption policy.* The city council recognizes that some development projects may provide extraordinary benefit in support of the economic and employment advancement of the city and the city's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the mayor and city council may consider granting a reduction in the impact fee for such a development project upon the determination and relative to the extent that the development project represents extraordinary economic development and employment growth of public benefit to the city, in accordance with exemption criteria as adopted herein.
- (b) *Process for exemption approval.* An application for exemption shall be considered under the following procedures:
- (1) An application for exemption approval must be made to the administrator prior to or along with an application for the first building permit or other qualifying permit. Any exemptions not so applied for shall be deemed waived.
 - (2) A building permit may be issued upon approval of an exemption, or may be issued without payment of applicable impact fees following receipt of a complete exemption application and pending its approval, but a certificate of occupancy shall not be issued until a decision regarding the exemption has been made, or until such time that the application for exemption is otherwise withdrawn by the applicant and payment of impact fees has been made.
 - (3) Documentation must be provided to the administrator that demonstrates the applicant's eligibility for an exemption. This documentation shall address, but need not be limited to, all applicable exemption criteria adopted herein.

- (4) The administrator in his or her reasonable discretion shall determine whether an application for exemption addresses the exemption criteria adopted by the city and is complete. A negative determination by the administrator may be appealed to the city council in accordance with the administrative appeals section of this chapter.
 - (5) The city council shall determine the eligibility for and extent of exemption, in accordance with the exemption criteria adopted herein. The application for exemption shall be placed on the agenda at the next regularly scheduled meeting of the city council that falls at least two weeks after a complete application for exemption has been received by the administrator.
- (c) *Exemption criteria.*
- (1) A new construction or expansion project may be granted an exemption from applicable impact fees, in whole or in part, as deemed appropriate and in the public interest by the city council.
 - (2) The extent of the grant of exemption shall be based on the determination by the city council of the extent to which the development project represents extraordinary economic development and employment growth of public benefit to the city.
 - (3) In making its determination, the city council shall consider relevant factors relating to the extraordinary nature of the development's benefit to the city's economic and employment advancement, including but not limited to the following:
 - a. Investment: The total amount of new private capital investment in land, buildings and equipment related to the project; and the total capital investment in current facilities if the project expands an existing business in the city.
 - b. Annual economic impact: The total annual amount of new wages, purchases and other expenditures that will be generated as a result of the project; and the total annual economic impact of current facilities if the project expands an existing business in the city.
 - c. Job creation:
 1. The total number of jobs created and/or retained as a result of the project.
 2. The number of jobs created and/or retained paying at least 100 percent of the average wage for the city as established by the Georgia Department of Labor.
 3. The number of jobs created and/or retained that are exempt managerial, professional or senior executive jobs.
 - d. Such other factors of economic and employment benefit unique to the particular development project, as deemed relevant by the city council.
- (d) *Reimbursement to impact fee fund.* It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process, adequate funds shall be identified and transferred to the impact fee fund accounts equal to the amount of all exemptions granted by the city council during the preceding year.

Sec. 8.25.070 - Deposit and expenditure of fees.

The city shall comply with all applicable accounting requirements of O.C.G.A. § 36-71-8, which include the following:

(1) *Maintenance of funds.*

- a. All development impact fee funds collected for future expenditure on construction or expansion of facilities pursuant to this chapter shall be maintained in one or more interest-bearing accounts until encumbered or expended. Restrictions on the investment of development impact fee funds shall be the same that apply to investment of all such funds generally.
- b. Separate accounting records shall be maintained for each category of system improvements (fire protection, law enforcement, parks and recreation, and road improvements) and for administration fees collected.
- c. Interest earned on development impact fees shall be allocated to each category of system improvements and the administration accounts in proportion to the impact fees collected, shall be considered funds of the account on which it is earned and shall be subject to all restrictions placed on the use of development impact fees under this chapter.

(2) *Expenditures; restrictions.*

- a. Expenditures from the system improvements impact fee accounts shall be made only for the category of system improvements for which the development impact fee was assessed and collected.
- b. Expenditures from the administration account may be expended directly for administrative purposes or transferred to the general fund to cover administrative costs.
- c. Except as provided below, development impact fees shall not be expended for any purpose that does not involve building or expanding system improvements that create additional capacity available to serve new growth and development.
- d. Notwithstanding anything to the contrary in this chapter, the following shall be considered general revenue of the city, and may be expended accordingly:
 1. Impact fees collected to recover the present value of excess capacity in existing system improvements;
 2. Any portion of an impact fee collected as a repayment for expenditures made by the city for system improvements intended to be funded by such impact fee; and
 3. Any portion of the impact fee (but not to exceed three percent of the total) collected and allocated by the administrator for administration of the impact fee ordinance.

(3) *Annual report.*

- a. The administrator shall prepare an annual report to the city council as part of the annual audit describing the amount of any development impact fees collected,

encumbered, and used during the preceding fiscal year by category of public facility.

- b. Such annual report shall be prepared following guidelines of the Georgia Department of Community Affairs (DCA), and submitted to DCA in conjunction with the annual update report of the city's capital improvements element.

Sec. 8.25.080 - Credits.

When eligible, feepayors shall be entitled to a credit against impact fees otherwise due and owing under the circumstances and in the manner set forth in this section.

(1) Credits; restrictions.

- a. Except as provided in the following paragraph b., no credit shall be given for construction, contribution, or dedication of any system improvement or funds for system improvements made before the effective date of this chapter.
- b. If the value of any construction, dedication of land, or contribution of money made by a developer (or his or her predecessor in title or interest) prior to the effective date of this chapter for system improvements that are included for impact fee funding in the capital improvements element, is greater than the impact fee that would otherwise have been paid for the project, then the developer shall be entitled to a credit for such excess construction, dedication, or funding. Notwithstanding anything to the contrary in this chapter, any credit due under this section shall not constitute a liability of the city, and shall accrue to the developer to the extent of impact fees assessed for new development for the same category of system improvements.
- c. In no event shall credit be given for project improvements as defined in this chapter.

(2) Granting of credits.

- a. Credit shall be given for the present value of any construction of improvements, contribution or dedication of land, or payment of money by a developer or his or her predecessor in title or interest for system improvements of the same public facilities category for which a development impact fee is imposed, provided that:
 1. The system improvement is included for impact fee funding in the capital improvements element;
 2. The amount of the credit does not exceed the portion of the system improvement's cost that is eligible for impact fee funding, as shown in the capital improvements element; and
 3. The city council shall have explicitly approved said improvement, contribution, dedication, or payment and the value thereof prior to its construction, dedication, or transfer.
- b. The credit allowed pursuant to this section shall not exceed the impact fee due for any particular public facilities category for which a development impact fee is

imposed, unless a greater credit is authorized under a private contractual agreement executed under the provisions of this chapter.

1. Any credit amount in excess of the impact fee due for any particular public facilities category may be carried over and applied to the impact fee due in the same public facilities category for another development by the developer, or to a successor in interest, within the city.
2. To qualify as a "successor in interest" for entitlement to a credit, notice must have been given to the administrator of a legal transfer or assignment of the right of entitlement to the credit, including the name, mailing address and written, notarized authorization of the grantor and the name and mailing address of the grantee.

(3) *Guidelines for credit valuation.* Credits under this section shall be valued using the following guidelines:

- a. For the construction of any system improvements by a developer (as defined in this chapter) or his or her predecessor in title or interest and accepted by the city, the developer must present evidence satisfactory to the administrator of the original cost of the improvement, from which present value may be calculated.
- b. For any contribution or dedication of land for system improvements by a developer or his or her predecessor in title or interest and accepted by the city, the original value of the land shall be the same as that attributed to the property by the validated tax appraisal at the time of dedication, from which present value may be calculated.
- c. For any contribution of capital equipment that qualifies as a system improvement by a developer or his or her predecessor in title or interest and accepted by the city, the value shall be the original cost to the developer of the capital equipment or the cost that the city would normally pay for such equipment, whichever is less.
- d. For any contribution of money for system improvements from a developer or his or her predecessor in title or interest accepted by the city, the original value of the money shall be the same as that at the time of contribution, from which present value may be calculated.
- e. In making a present value calculation, the discount rate used shall be the interest rate being earned on the city's impact fee funds, and the average annual inflation rate shall be that for the Consumer Price Index (the CPI) for the cost of money, or the average rate reported by the Engineering News Record for construction in general (the CCI) or building construction specifically (the BCI), as appropriate.

(4) *Credits; application.*

- a. Credits shall be given only upon written application of the developer to the administrator. A developer must present written evidence satisfactory to the administrator at or before the time of development impact fee assessment.
- b. The administrator, in his or her reasonable discretion, shall review all applications for credits and make determinations regarding the allowance of any claimed credit, and the value of any allowed credit.

- c. Any credit approved by the administrator shall be acknowledged in writing by the administrator and calculated at the time of impact fee assessment.
 - d. Appeals from the decision of the administrator shall be made to the city council in accordance with the administrative appeals section of this chapter.
- (5) *Credits; abandoned building permits.*
- a. In the event that an impact fee is paid but the building permit is abandoned, credit shall be given for the present value of the impact fee against future impact fees for the same parcel of land.
 - b. A building permit shall be deemed abandoned if no construction has been commenced prior to the expiration of the building permit.

Sec. 8.25.090 - Refunds.

(a) *Eligibility for a refund.*

- (1) Upon the written request of a feepayor regarding a property on which a development impact fee has been paid, the development impact fee shall be refunded if:
 - a. Capacity is available in the public facilities for which the fee was collected but service is permanently denied; or,
 - b. The development impact fee has not been encumbered or construction has not been commenced within six years after the date the fee was collected.
- (2) In determining whether development impact fees have been encumbered, development impact fees shall be considered encumbered on a first-in, first-out (FIFO) basis.

(b) *Notice of entitlement to a refund.* When the right to a refund exists due to a failure to spend or encumber the development impact fees, the administrator shall provide written notice of entitlement to a refund to the feepayor who paid the development impact fee at the address shown on the application for development approval or to a successor in interest who has given adequate notice to the administrator of a legal transfer or assignment of the right to entitlement to a refund and who has provided a mailing address. Such notice shall also be published in a newspaper of general circulation in the city within 30 days after the expiration of the six-year period after the date that the development impact fee was collected and shall contain a heading "Notice of Entitlement to Development Impact Fee Refund." No refund shall be made for a period of 30 days from the date of said publication.

(c) *Filing a request for a refund.* A request for a refund shall be made in writing to the administrator within one year of the time the refund becomes payable or within one year of publication of the notice of entitlement to a refund, whichever is later. Failure to make a claim for a refund within said time period shall result in a waiver of all claims to said funds.

(d) *Payment of refunds.*

- (1) All refunds shall be made to the feepayor within 60 days after it is determined by the administrator that a sufficient proof of claim for refund has been made, but no sooner than 30 days after publication of the notice of entitlement to the refund.

- (2) A refund shall include a refund of a pro rata share of interest actually earned on the unused or excess impact fee collected.
- (3) In no event shall a fee payor be entitled to a refund for impact fees assessed and paid to recover the cost of excess capacity in existing system improvements, for any portion of an impact fee collected as a repayment for expenditures made by the city for system improvements intended to be funded by such impact fee, or for that portion of the fee payment that was assessed for administration of the impact fee ordinance or for recovery of the cost of preparation of the capital improvements element.

Sec. 8.25.100 - Private contractual agreements.

- (a) *Private agreements; authorized.* Nothing in this chapter shall prohibit the voluntary mutual approval of a private contractual agreement between the city and any developer or property owner or group of developers and/or property owners in regard to the construction or installation of system improvements and providing for credits for such system improvement costs so incurred, provided that:
 - (1) The system improvements are included for impact fee funding in the capital improvements element; and,
 - (2) The amount of any credit granted shall not exceed the portion of the system improvement's cost that is eligible for impact fee funding.
- (b) *Private agreements; provisions.* A private contractual agreement for system improvements may include, but shall not be limited to, provisions that:
 - (1) Modify the estimates of impact on public facilities according to the methods and provisions concerning the calculation of impact fees, provided that any such agreement shall allow the city to assess additional development impact fees after the completion of construction according to schedules set forth in this chapter.
 - (2) Permit construction of, dedication of property for, or other in-kind contribution for specific public facilities of the type for which development impact fees would be imposed in lieu of or with a credit against applicable development impact fees.
 - (3) Permit a schedule and method of payment appropriate to particular and unique circumstances of a proposed project in lieu of the requirements for payment under this chapter, provided that acceptable security is posted ensuring payment of the development impact fees. Forms of security that may be acceptable include a cash bond, irrevocable letter of credit from a bank authorized to do business within the state of Georgia, a surety bond, or lien or mortgage on lands to be covered by the building permit.
- (c) *Private agreements; procedure.*
 - (1) Any private agreement proposed by an applicant pursuant to this section shall be submitted to the administrator for review and negotiation, prior to submission to the city council.
 - (2) Any private agreement proposed by an applicant pursuant to this section shall be reviewed and approved by the city attorney as to form and sufficiency prior to consideration by the city council.

- (3) Any such agreement must be presented to and approved by the city council prior to the issuance of the first building permit or other qualifying permit.
- (4) Any such agreement shall be executed or approved by mortgagees, lien holders or contract purchasers in addition to the landowner, and shall require the applicant to submit such agreement to the clerk of superior court for recording on the deed records.

Sec. 8.25.110 - Periodic review and amendments.

- (a) *Ordinance amendments.* This chapter may be amended from time to time as deemed appropriate or desirable.
- (b) *Capital improvements element periodic review.*
 - (1) *Annual update.* At least once each year, the city council shall review and may update the capital improvements element so as to maintain, at a minimum, a schedule of system improvements for each of the subsequent five years. The capital improvements element update may include changes in funding sources or project costs, or changes in the list or scheduling of projects. The capital improvements element update shall be submitted to the Atlanta Regional Commission for their review, in accordance with the development impact fee compliance requirements as adopted by the Board of Community Affairs of the State of Georgia.
 - (2) *Amendment.* In conducting a periodic review of the capital improvements element and calculation of development impact fees, the city council may determine to amend the capital improvements element. Amendments to the capital improvements element shall comply with the procedural requirements of the development impact fee compliance requirements as adopted by the Board of Community Affairs of the State of Georgia, and shall be required for any change to the capital improvements element that would:
 - a. Redefine growth projections, land development assumptions, or goals or objectives that would affect system improvements proposed in the capital improvements element;
 - b. Add new public facility categories for impact fee funding, modify impact fee service areas or make changes to system improvement projects;
 - c. Change service levels established for an existing impact fee service area; or
 - d. Make any other revisions needed to keep the capital improvements element up to date.
- (c) *Continuation of validity.* Failure of the city council to undertake a periodic review of the capital improvements element shall result in the continued use and application of the latest adopted development impact fee schedule; project listings, including estimated costs and impact eligibility percentages; and data upon which the level of service standards and impact fee calculations are based. The failure to periodically review such data shall not invalidate this chapter.

Sec. 8.25.120 - Administrative appeals.

- (a) *Eligibility to file an appeal.* Only applicants or fee payors who have already been assessed an impact fee by the city or who have already received a written determination of individual

assessment, refund or credit amount shall be entitled to an appeal. Such appeals may address:

- (1) The imposition and/or the amount of an impact fee.
- (2) The entitlement to and/or the amount of credits applicable to an impact fee.
- (3) The entitlement to and/or the amount of a refund of an impact fee.

(b) *Appeals process.*

- (1) The aggrieved applicant or feepayor (hereinafter, the "appellant") must file a written appeal with the administrator within 15 days of the decision or written determination from which the appeal is taken.
- (2) Such written appeal shall constitute an application for relief, shall be of sufficient content to set forth the basis for the appeal and the relief sought, and shall include:
 - a. The name and address of the appellant;
 - b. The location of the affected property; and,
 - c. A copy of any applicable written decision or determination made by the administrator (from which the appeal is taken).
- (3) Within 15 days after receipt of the appeal, the administrator shall make a written final decision with respect to the appeal, such decision to be of sufficient content to set forth the basis for the determination. The final decision shall be mailed or electronically transferred to the appellant at the address listed in the appeal.
- (4) Appeals from the final decision of the administrator shall be made to the city council within 30 days of the administrator's final decision.
- (5) The city council shall thereafter consider the appeal at a regularly scheduled meeting within 30 days provided that at least two weeks written notice of the meeting can be given to the appellant. The city council shall decide the issue within a reasonable time following the meeting, but in no case later than its next regular meeting, unless the appellant agrees to an extension to a later date. Any party making an appeal shall have the right to appear at the meeting to present evidence and may be represented by counsel.

(c) *Payment of impact fee during appeal.*

- (1) The filing of an appeal shall not stay the collection of a development impact fee as a condition to the issuance of development approval.
- (2) A developer may pay a development impact fee under protest to obtain a development approval, and by making such payment shall not be estopped from exercising this right of appeal or receiving a refund of any amount deemed to have been collected in excess.

Sec. 8.25.130 - Enforcement and penalties.

(a) *Enforcement authority.*

- (1) The enforcement of this chapter shall be the responsibility of the administrator and such personnel as the administrator may designate from time to time.

- (2) The administrator shall have the right to inspect the lands affected by this chapter and shall have the right to issue a written notice, a stop work order or citation for violations, as the administrator in his or her reasonable determination may deem appropriate to the circumstances. Refusal of written notice of violation, stop work order or citation under this chapter shall constitute legal notice of service. The citation shall be in the form of a written official notice issued in person or by certified mail to the owner of the property, or to his or her agent, or to the person performing the work giving rise to such violation. The receipt of a citation shall require that corrective action be taken within 30 days unless otherwise extended at the discretion of the administrator.
- (3) The administrator may suspend or revoke any building permit or withhold the issuance of other development approvals if the provisions of this chapter have been violated by the developer or the owner or their assigns.

(b) *Violations.*

- (1) Knowingly furnishing false information on any matter relating to the administration of this chapter shall constitute a violation.
- (2) Proceeding with construction of a project that is not consistent with the project's impact fee assessment, such as the use category claimed or units of development indicated, shall constitute a violation.
- (3) Failure to take corrective action following the receipt of a citation shall constitute a violation.
- (4) A violation of this chapter shall be a misdemeanor punishable according to law, including the general penalty provisions of the city's Code of Ordinances. In addition to or in lieu of criminal prosecution, the city council shall have the power to sue in law or equity for relief in civil court to enforce this chapter, including recourse to such civil and criminal remedies in law and equity as may be necessary to ensure compliance with the provisions of this chapter, including but not limited to injunctive relief to enjoin and restrain any person from violating the provisions of this chapter and to recover such damages as may be incurred by the implementation of specific corrective actions.

Sec. 8.25.140 – Repealer and severability..

- (a) *Repeal of conflicting laws.* Any and all other ordinances, resolutions or regulations, or parts thereof, in conflict with this chapter are hereby repealed to the extent of such conflict. Where this chapter overlaps with other ordinances or regulations adopted by the city council, whichever imposes the more stringent restrictions shall prevail.
- (b) *Severability.* If any sentence, clause, part, paragraph, section, or provision of this chapter is declared by a court of competent jurisdiction to be invalid, the validity of the ordinance as a whole or any other part hereof shall not be affected.
- (c) *Incorporation by reference of Georgia law.* It is the intent of the city council that this development impact fee ordinance of Stockbridge, Georgia, complies with the terms and provisions of the Georgia Development Impact Fee Act (O.C.G.A. 36-71-1 et seq. as amended). To the extent that any provision of this chapter is inconsistent with the provisions of said chapter 36-71, the latter shall control. Furthermore, to the extent that this chapter is

silent as to any provision of said chapter 36-71 that is otherwise made mandatory by said chapter 36-71, such provision shall control and shall be binding upon the city.

**WATER AND SEWER TAP FEES AND IMPACT FEES
FY2019**

WATER

Meter Size (Inches)	EDU	Water Tap Fees	Water Impact Fees	Total Water Connection Fees
3/4 - 5/8	1	\$ 2,000	\$ 3,000	\$ 5,000
1	3	\$ 2,500	\$ 9,000	\$ 11,500
1 1/2	4.5	\$ 3,500	\$ 13,500	\$ 17,000
2	5.5	\$ 6,000	\$ 16,500	\$ 22,500
3	10	\$ 8,500	\$ 30,000	\$ 38,500

SEWER

Meter Size (Inches)	EDU	Sewer Tap Fees	Sewer Impact Fees	Total Sewer Connection Fees
3/4 - 5/8	1	\$ 3,000	\$ 4,000	\$ 7,000
1	3	\$ 4,500	\$ 12,000	\$ 16,500
1 1/2	4.5	\$ 5,500	\$ 18,000	\$ 23,500
2	5.5	\$ 8,000	\$ 22,000	\$ 30,000
3	10	\$ 10,500	\$ 40,000	\$ 50,500

LAND USE	Unit of Measure	Parks & Recreation	Capital Facilities	Roads	Subtotal	Administration (3%)	TOTAL IMPACT FEE
Amusement Park	per acre			1875.42	\$1,875.42	\$56.26	\$1,931.68
Apartment	per dwelling	1245.83		1104.58	\$2,350.41	\$70.51	\$2,420.92
Apparel Store	per sq ft			0.34437	\$0.34	\$0.01	\$0.35
Arena	per acre			687.29	\$687.29	\$20.62	\$707.91
Athletic Club	per sq ft			5.91508	\$5.92	\$0.18	\$6.09
Automobile Care Center	service stall			286.55	\$286.55	\$8.60	\$295.15
Automobile Parts Sales	per sq ft			0.19796	\$0.20	\$0.01	\$0.20
Automobile Sales	per sq ft			1.58	\$1.58	\$0.05	\$1.63
Baby Superstore	per sq ft			3.31794	\$3.32	\$0.10	\$3.42
Book Superstore	per sq ft			18.94201	\$18.94	\$0.57	\$19.51
Bowling Alley	per sq ft			0.20621	\$0.21	\$0.01	\$0.21
Building Materials and Lumber Store	per sq ft			0.30316	\$0.30	\$0.01	\$0.31
Business Park	per sq ft			1.75526	\$1.76	\$0.05	\$1.81
Cemetery	per acre			16.79	\$16.79	\$0.50	\$17.29
Church/Synagogue	per sq ft			0.1062	\$0.11	\$0.00	\$0.11
Clinic	per sq ft			0.20621	\$0.21	\$0.01	\$0.21
Condominium/Townhouse	per dwelling	1245.83		1104.58	\$2,350.41	\$70.51	\$2,420.92
Congregate Care Facility	per dwelling			277.87	\$277.87	\$8.34	\$286.21
Convenience Market (24-Hour)	per sq ft			0.37117	\$0.37	\$0.01	\$0.38
Convenience Market (Regular Hours)	per sq ft			0.36086	\$0.36	\$0.01	\$0.37
Corporate Headquarters Building	per sq ft			0.7012	\$0.70	\$0.02	\$0.72
Day Care Center	per sq ft			0.52401	\$0.52	\$0.02	\$0.54
Department Store	per sq ft			0.69	\$0.69	\$0.02	\$0.71
Discount Club	per sq ft			0.2676	\$0.27	\$0.01	\$0.28
Drinking Place	per sq ft			19.17724	\$19.18	\$0.58	\$19.75
Drive-In Bank	per sq ft			0.75131	\$0.75	\$0.02	\$0.77
Electronics Superstore	per sq ft			0.19796	\$0.20	\$0.01	\$0.20
Elementary School	per sq ft			177.45	\$177.45	\$5.32	\$182.77
Factory Outlet Center	per sq ft			0.34437	\$0.34	\$0.01	\$0.35
Fast-Food Restaurant w/ Drive Thru	per sq ft			2.24766	\$2.25	\$0.07	\$2.32
Fast-Food Restaurant w/o Drive Thru	per sq ft			2954.96	\$2,954.96	\$88.65	\$3,043.61
Free-Standing Discount Superstore	per sq ft			0.40491	\$0.40	\$0.01	\$0.42
Furniture Store	per sq ft			0.0856	\$0.09	\$0.00	\$0.09
Gas Station w/Convenience Market	per sq ft			0.37117	\$0.37	\$0.01	\$0.38
Gas Station w/Convenience Market and Car Wash	per pump			1411.45	\$1,411.45	\$42.34	\$1,453.79
Gasoline/Service Station	per pump				\$0.00	\$0.00	\$0.00
General Heavy Industrial	per sq ft			0.37721	\$0.38	\$0.01	\$0.39
General Light Industrial	per sq ft			0.47591	\$0.48	\$0.01	\$0.49
General Medical Professional Office Buildings	per sq ft			0.683	\$0.68	\$0.02	\$0.70
	per sq ft			0.05065	\$0.05	\$0.00	\$0.05
Golf Course	per acre			1877.7	\$1,877.70	\$56.33	\$1,934.03
Golf Driving Range	tees			0.19877	\$0.20	\$0.01	\$0.20
Hardware/Paint Store	per sq ft			1.73	\$1.73	\$0.05	\$1.78
Health/Fitness Center	per sq ft			0.1	\$0.10	\$0.00	\$0.10
High-Cube Warehouse	per sq ft			235.23	\$235.23	\$7.06	\$242.29
High School	per sq ft			1.5383	\$1.54	\$0.05	\$1.58
High-Turnover (sit-down) Restaurant	per sq ft			0.19796	\$0.20	\$0.01	\$0.20
Home Improvement Superstore	per sq ft			0.66928	\$0.67	\$0.02	\$0.69
Hospital	per sq ft			146.41	\$146.41	\$4.39	\$150.80
Hotel	Per Room			0.95742	\$0.96	\$0.03	\$0.99
Industrial Park	per sq ft			165.07	\$165.07	\$4.95	\$170.02
Junior/Community College	student			7.42824	\$7.43	\$0.22	\$7.65
Library	per sq ft			206.21	\$206.21	\$6.19	\$212.40
Lodge/Fraternal Organization	per member			0.3751	\$0.38	\$0.01	\$0.39
Manufacturing	per sq ft			0.83617	\$0.84	\$0.03	\$0.86
Medical-Dental Office Building	per sq ft			165.07	\$165.07	\$4.95	\$170.02
Middle School/Junior High School	student			0.00916	\$0.01	\$0.00	\$0.01
Mini-Warehouse	per sq ft			146.65	\$146.65	\$4.40	\$151.05
Motel	Per Room						

LAND USE	Unit of Measure	Parks & Recreation	Capital Facilities	Roads	Subtotal	Administration (3%)	TOTAL IMPACT FEE
Movie Theater w/lt Matinee	per sq ft			0.30884	\$0.31	\$0.01	\$0.32
Multipurpose Recreational Facility	per acre			0.1031	\$0.10	\$0.00	\$0.11
New Car Sales	per sq ft			0.36579	\$0.37	\$0.01	\$0.38
Nursery (Garden Center)	per sq ft			0.33619	\$0.34	\$0.01	\$0.35
Nursing Home	per sq ft			133.55	\$133.55	\$4.01	\$137.56
Office Park	per sq ft			1.57093	\$1.57	\$0.05	\$1.62
Office Supply Superstore	per sq ft			4.20934	\$4.21	\$0.13	\$4.34
Pet Supply Superstore	per sq ft			9.8548	\$9.85	\$0.30	\$10.15
Pharmacy/Drugstore w/Drive Thru	per sq ft			2.23	\$2.23	\$0.07	\$2.30
Pharmacy/Drugstore w/o Drive Thru	per sq ft			510.35	\$510.35	\$15.31	\$525.66
Private School (K-12)	per sq ft			1.6678	\$1.67	\$0.05	\$1.72
Quality Restaurant	per sq ft			1.5383	\$1.54	\$0.05	\$1.58
Quick Lubrication Vehicle Shop	Per Stall			433.3	\$433.30	\$13.00	\$446.30
Racquet Club	per sq ft			0.07517	\$0.08	\$0.00	\$0.08
Recreational Community Center	per sq ft			0.17314	\$0.17	\$0.01	\$0.18
Research and Development Center	per sq ft			0.60373	\$0.60	\$0.02	\$0.62
Self-Service Car Wash	per stall			0.04124	\$0.04	\$0.00	\$0.04
Shopping Center	per sq ft			0.34437	\$0.34	\$0.01	\$0.35
Single Tenant Office Building	per sq ft			0.65906	\$0.66	\$0.02	\$0.68
Single-Family Detached Housing	per dwelling	1245.83		1104.58	\$2,350.41	\$70.51	\$2,420.92
Specialty Retail Center	per sq ft			0.37506	\$0.38	\$0.01	\$0.39
Sr. Adult Housing	per dwelling	1245.83		1104.58	\$2,350.41	\$70.51	\$2,420.92
Supermarket	per sq ft			0.26183	\$0.26	\$0.01	\$0.27
Tennis Courts	per acre			0.05029	\$0.05	\$0.00	\$0.05
Tire Store/Superstore	per sq ft			0.26394	\$0.26	\$0.01	\$0.27
Toy/Children's Superstore	per sq ft			0	\$0.00	\$0.00	\$0.00
Truck Terminal	per acre			2416.07	\$2,416.07	\$72.48	\$2,488.55
Variety Store	per sq ft			1.94	\$1.94	\$0.06	\$2.00
Video Rental Store	per sq ft			3.89983	\$3.90	\$0.12	\$4.02
Walk-In Bank	per sq ft			11.40846	\$11.41	\$0.34	\$11.75
Warehousing	per sq ft			0.26293	\$0.26	\$0.01	\$0.27
Wholesale Market	per sq ft			0.16903	\$0.17	\$0.01	\$0.17
Wholesale Tire Shot	per sq ft			0.26394	\$0.26	\$0.01	\$0.27